

LAND USE Work Plan/Status Report

Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
OBJECTIVE L-1: Natural Environment and Amenities: Land uses within the City shall maintain and enhance the natural environment and amenities of the City and surrounding area.					
Policy L-1.1 Maintain and enhance the natural environment: The Land Use Code shall maintain and enhance the natural environment and amenities to:					
1.1.1 Provide incentives to concentrate new growth in the Olde Town, Gilman and Newport Subareas and in appropriate Potential Annexation Areas;					Planning
1.1.2 Require clustering of buildings within developments to provide the maximum consolidated pervious surface, open space, efficient extension of urban services, and protection of critical areas and their buffers;				C	Planning
1.1.3 Preserve the natural forested character of Issaquah by: Limiting the clearing/grading, size of development and the number of buildings within clusters permitted on hillsides to preserve the forested hillside view from the valley minimizing tree disturbance and clearing during site preparation; encouraging the retention of open space on steep slopes, promontories, ridgelines and summits; encouraging the retention of forested linear open space corridors running from the valley floor; balancing the use of minimal grades to minimize visual impacts on roadway and utility corridors with the desire to minimize vegetative clearing and with other environmental goals; promoting the use of colors and textures which blend with the natural setting; locating buildings and other improvements away from prominent lines of sight from the valley floor.				PC	Public Works Engineering / Planning/ MDRT – Tree protection code repair project
1.1.4 Permit small scale agriculture, horticulture and hobby farm activities to continue where existing or where such uses would not adversely impact critical areas or the character of the surrounding area;				C	Planning
1.1.5 Provide a zoning overlay for urban separators that would designate them as areas of permanent low density or of little development. These lands shall not be redesignated in the future to other urban uses or higher densities;				C	Planning
1.1.6 Consider off-site transfer of development rights, on-site density transfers and variances to protect the property rights of landowners with critical areas; and as an incentive for protecting forested hillsides that are not defined as “steep slopes” by the Land Use Code;				C	Planning

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1.1.7 Prohibit the inappropriate conversion of undeveloped land into sprawling, low density development through clustering uses and structures, on-site density transfers, and considering the establishment of minimum densities;	C	O	O	1996: Complete. Title 18 of IMC 1996: Grand Ridge 2-Party Agreement – Ord. 2104 1999: East Village 2 Party Agreement – Ord. 2254	Planning
1.1.8 Require protection of critical areas, fish and wildlife areas and corridors and aquifer recharge areas;	C	P07		1996: Complete. Title 18 of IMC 1995: Adopted Critical Areas Regulations – Ord. 2072 2006: Adopted Critical Areas and Stream and Wetland Buffer regulations Ord 2455 2007: Proposed amendments to Critical Aquifer Recharge Area	Planning
1.1.8.1 identify and protect habitat networks that are aligned at jurisdictional boundaries through interjurisdictional cooperation;	C	O	O	Ongoing work with neighboring jurisdictions to maintain habitat networks 1995: Adopted Critical Areas Regulations – Ord. 2072 2005: Signed an interlocal agreement with King County regarding TDRs between the KC and Issaquah.	Planning
1.1.9 Implement the critical areas regulations by focusing future growth in the following:					
1.1.9.1 areas with no or minimal environmentally critical areas;	C	O		1995: Adopted Critical Areas Regulations – Ord. 2072 1996: Complete. Title 18 of IMC	Planning
1.1.9.2 vacant platted lots in areas with existing public facilities;	C	O		1995: Adopted Critical Areas Regulations – Ord. 2072 1996: Complete. Title 18 of IMC	Planning
1.1.9.3 areas where infill and redevelopment can occur with less environmental impacts due to the degree of existing development; and	C	O		1995: Adopted Critical Areas Regulations – Ord. 2072 1996: Complete. Title 18 of IMC	Planning
1.1.9.4 areas where clustering development can protect environmentally critical lands;	C	O		1995: Adopted Critical Areas Regulations – Ord. 2072 1996: Complete. Title 18 of IMC 2005: Amended the cluster housing regulations to include SF-SL – Ord. 2447	Planning
1.1.10 The City's wetland protection regulations shall include the following:					Planning
1.1.10.1 reference the currently adopted Federal Manual for Identifying and Delineating Jurisdiction Wetlands as minimum standards;	C	C		1995: Adopted Critical Areas Regulations – Ord. 2072 1996: Complete. Title 18 of IMC 2006: Ord 2455 Adopted Critical Areas and Stream and Wetland Buffer regulations	Planning
1.1.10.2 include any wetland that is recognized by another regulatory agency or jurisdiction in the City's wetland protection ordinance; and,	C	O		1995: Adopted Critical Areas Regulations – Ord. 2072 1996: Complete. Title 18 of IMC 2006: Ord 2455 Adopted Critical Areas and Stream and Wetland Buffer regulations	Planning
1.1.10.3 coordinate with King County to establish a countywide wetland classification system.	C	O			Planning

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Policy L-1.2 Balance: Balance urban development against the value associated with the protection of the natural environment and environmentally critical areas;					
1.2.1 Coordinate land use planning and management of fish and wildlife resources with affected State agencies and federally recognized tribes;	O	O	O	City holds project specific review meetings with all affected parties, including State & federally recognized tribes	Planning
1.2.2 Ensure efficient use of land, provide housing opportunities and support efficient use of infrastructure through the use of the City's household targets as achieved through the land use designations and through funding of the Capital Facilities Element's Capital Improvements list;	O	O	O	Annually addressed through the CIP process and Capital improvements. 1996: Grand Ridge 2-Party Agreement – Ord. 2104 1999: East Village 2 Party Agreement – Ord. 2254	Planning
1.2.3 Ensure that all development is consistent with the City's vision through the implementation of the Land Use Code, critical areas regulations and other development regulations.	O	O	O	Ongoing. Amendments to Comp Plan Vision / Policies, updates of Land Use Code 1995: Adopted Critical Areas Regulations – Ord. 2072 2005: Adopt TDR Program Ord 2434	Planning
Policy L-1.3 Issaquah Basin Plan: Support the following goals of the September 1994 Issaquah Creek Basin and Nonpoint Action Plan, as amended:					
1.3.1 Prevent increased flooding by:	O	O	O	18.10 of the IMC, Revised Stormwater Management Plan adopted 2002 1995: Adopted Special Flood Hazard Regs – Ord. 2065 1998: Began participating in the Flooding Repetitive Loss and Flood Mitigation Plan	Public Works / Planning
1.3.1.1 restricting new development in flood prone areas;	O	O	O	1995: Adopted Special Flood Hazard Regs – Ord. 2065 2002: Revised Stormwater Management Plan adopted	Public Works / Planning
1.3.1.2 establishing standards to minimize peak discharges and durations of storm water runoff;	O	O	O	1995: Adopted Special Flood Hazard Regs – Ord. 2065 2002: Revised Stormwater Management Plan adopted	Public Works / Planning
1.3.1.3 purchasing development rights for floodplain properties that are vested but not built, when economically feasible;	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
1.3.1.4 allow no new building construction within the FEMA designated floodway.	O	O	O	1995: Adopted Special Flood Hazard Regs – Ord. 2065 2002: Revised Stormwater Management Plan adopted	Public Works / Planning
1.3.2 Eliminate flooding that is hazardous to human life and health by:	O	O	O	1995: Adopted Special Flood Hazard Regs – Ord. 2065 2002: Revised Stormwater Management Plan adopted	Public Works / Planning
1.3.2.1 identifying hazardous flooding zones;	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
1.3.2.2 acquiring and relocating residences within hazardous flooding areas;	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
1.3.2.3 warning people about hazardous flooding conditions;	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
1.3.2.4 improving arterial road stream crossings to reduce their flooding potential.	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning

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1.3.3 Reduce property damage from flooding over the long term by:	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
1.3.3.1 acquiring or relocating structures when economically feasible;	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
1.3.3.2 constructing setback berms where particularly effective;	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
1.3.3.3 providing assistance for floodproofing and elevating structures in the floodplain;	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
1.3.3.4 improving the local drainage system to reduce the extent and duration of flooding.	O	O	O	2002: Revised Stormwater Management Plan adopted.	Public Works / Planning
Policy L-1.4 Mountains to Sound Greenway: Support the goals of the Mountains to Sound Greenway Project.	O	O	O	Issaquah Highlands, Talus projects, Tibbetts Greenway project	All Departments
Policy L-1.5 Shoreline Master Program: The goals and policies of the City's adopted Shoreline Master Program (SMP) shall be considered an element of this Comprehensive Plan. All other portions of the SMP, including use regulations, shall be considered part of the City's development regulations.	O	O P09		March 2003: Completed Stream Inventory and Habitat Evaluation Report. Proposed 2007 – 2008: Update Shoreline Master Program to comply with 2009 GMA requirements.	Planning
Policy L-1.6: Endangered Species: Preserve riparian habitat in compliance with the Endangered Species Act.	O	P09		2009: Update Shoreline Master Program to comply with GMA.	Planning
Policy L-1.6.1: Streamside Property: Explore methods to provide incentives to streamside property owners for enhancement of riparian habitat.	O	P09		2009: Update Shoreline Master Program to comply with GMA.	Planning
Policy L-1.6.2: Coordination: Coordinate with Washington Department of Natural Resources and Ecology, King County and adjacent jurisdictions to implement the Endangered Species Act.		P09		2009: Update Shoreline Master Program to comply with GMA.	Planning
Policy L-1.7: Best Available Science: Critical area regulations and the Shoreline Master Program shall be based on Best Available Science as defined by the rule issued by Washington State Office of Community Development.		P09		2009: Update Shoreline Master Program to comply with GMA. 2004: Adopted Best Available Science Report – Ord. 2443 and 2447 2006: Adopted Critical Areas and Stream and Wetland Buffer regulation Ord 2455	Planning
OBJECTIVE L-2: Resource Lands: Maintain opportunities for agricultural and resource land, uses or activities; encourage compatible uses adjacent to resource lands which support the use of the resource; and minimize conflicts among uses.					
Policy L-2.1 Agricultural Lands: Lands within the Issaquah Creek and Tibbetts Creek Valleys, which are identified as having "prime" agricultural soils, shall be considered for small scale agricultural uses. Such uses shall use best management practices to protect water quality and potential fish/wildlife habitat of the adjacent stream.	C			1996: Complete. Title 18 of IMC	Planning
Policy L-2.2 Forest Lands: Conserve productive forest resource lands and ensure that forest practices use best management practices to protect surface water quality and potential fish and wildlife habitat of adjacent streams, and minimize impact to the Issaquah viewscape of forested hillsides.	C			1996: Complete. Title 18 of IMC	Planning

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2.2.1 Forest Practices Application: Exercise the option to impose a six year development restriction for forest landowners who do not state their intent to convert at the time of Forest Practice application. For cases in the City’s PAA where land under development restriction is sold, the City shall encourage King County to develop means to ensure the buyers are alerted to the development restrictions.	C			1996: Complete. Title 18 of IMC	Planning
2.2.2 Conversion of property from Forestry Practice: Amend the Land Use Code to require an administrative review to determine whether development restrictions should be placed on those properties which did not state intent to convert the property at the time of a Forest Practice Application, or who do not harvest the site according to the City’s regulations relating to its clearing and grading standards.	C			1996: Complete. Title 18 of IMC	Planning
Policy L-2.3 Mineral Resource Lands: Existing mining and quarry activity (using best management practices) should be continued after annexation. The mineral resource potential of any property already within the City should be realized through pre-development activities (for example, clearing, grading and site preparation). In this regard, the City's 1990 "Mineral Resource Lands" designation, for purposes of RCW 36.70A.170, designates properties with mineral resource potential to be realized through pre-development activities.	C	P06	O	1996: Complete. Title 18 of IMC 2006 City conducts a 5 year periodic review of mining activity to see how the operation complies with previous permit approvals and current potential adverse environmental impacts.	Planning
Policy L-2.4 Coordination: The City shall coordinate with Washington State Department of Natural Resources and King County to ensure the conservation of forest resource lands, compliance with Forest Practice Act permit requirements, and implementation of best management practices.	O	O	O	Title 18 of IMC requirement	Planning
Policy L-2.5 Best Management Practices: Require mineral extraction and processing operations and agricultural practices to implement best management practices to reduce environmental impacts and mitigate any remaining impacts. The City's concept of best management practices includes provisions in the Basin Plan and Wellhead Protection Plan.	C	O	O	1996: Complete. Title 18 of IMC	Planning
OBJECTIVE L-3: Neighborhoods: The City's residential areas shall reflect a variety of neighborhood types, lifestyles and community amenities.					
Policy L-3.1 Existing neighborhoods. Protect the existing character and scale of Issaquah's neighborhoods through:	O	O	O	Title 18 of IMC requirement 1995: Sign Code Updates – Ord. 2067, 2078, & 2079 1997: Downtown Sign Code adopted – Ord. 2152 2001: Olde Town Design Standards adopted – Ord. 2311	Planning
3.1.1 Maintaining compatibility with the existing scale and character through development standards including: pervious surface ratio, density, setbacks, height, location of garages and parking areas, design standards, landscaping, and pedestrian linkages;					
3.1.2 Requiring that duplexes, where permitted, retain the character and scale of a traditional single family unit;					
3.1.3 Encouraging reuse or remodeling of residential units rather than demolition, where appropriate, through development incentives or land use regulations; and					
3.1.4 Encouraging new trails and viewing points along Issaquah Creek while being sensitive to existing single family residential areas.					
3.1.5 Commercial/Retail/Office Uses: Discourage commercial, retail and office development except of a small scale that are intended to serve individual neighborhoods.	O	O	O	Title 18 of IMC requirement	Planning

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Policy L-3.2 Traditional Elements Overlay Zone: Overlay zones for the City shall be prepared that establish appropriate Traditional Design Elements for designated neighborhoods throughout the City.		NS		Not done.	Planning
Policy L-3.3 Mixed Use Neighborhoods: Mixed use neighborhoods shall be encouraged in appropriate zones throughout the Gilman, Newport, I-90 and Olde Town Subareas as established in the Land Use Code. 3.3.1 Encourage the establishment of entrepreneurial operations such as recreational and entertainment facilities and bed and breakfasts to serve Issaquah residents and visitors to the City throughout the mixed use neighborhoods.	O	O	O	Ongoing through permit review. Addressed in the Land Use Code 1996: Legislative rezones to create MUR zoning – Ord. 2111 1999: Olde Town Subarea Plan adopted – Ord. 2236 2001: Olde Town Design Standards Adopted – Ord. 2311 2007: Newport/Gilman Subarea Plan proposed to begin with focus on Pedestrian/Transit/mixed uses	Planning
Policy L-3.4 New Neighborhoods: Establish development regulations that require, where feasible, proposed newly developed neighborhoods to incorporate:	O	O	O	Ongoing through permit review. Addressed in the Land Use Code and Urban Village Development Agreements	Planning
3.4.1 Traditional Design Elements;	O	O	O	Ongoing through permit review. Addressed in the Land Use Code and Urban Village Development Agreements	Planning
3.4.2 Park and pedestrian areas;	O	O	O	Ongoing through permit review. Addressed in the Land Use Code and Urban Village Development Agreements	Planning
3.4.3 Non-motorized links to all areas of the neighborhood;	O	O	O	Ongoing through permit review. Addressed in the Land Use Code and Urban Village Development Agreements	Planning
3.4.4 Neighborhood hubs; and	O	O	O	Ongoing through permit review. Addressed in the Land Use Code and Urban Village Development Agreements	Planning
3.4.5 Residential mixed use.	O	O	O	Ongoing through permit review. Addressed in the Land Use Code and Urban Village Development Agreements	Planning
Policy L-3.5 Neighborhood hubs: Establish overlay zones for appropriate subareas to allow for neighborhood hubs. The Land Use Code shall establish development and design regulations for neighborhood hubs, including:		P07		To be considered 2007: Newport/Gilman Subarea Plan proposed to begin with focus on Pedestrian /Transit/ mixed uses	Planning
3.5.1 Convenience services including bus stops (or intra-transit), Mom & Pop scale groceries, day care, cafes; however, gas stations are not included;		P07		To be considered 2007: Newport/Gilman Subarea Plan proposed to begin with focus on Pedestrian /Transit/ mixed uses	Planning
3.5.2 Building size ranging from approximately 1,500 square feet for a single family hub to 5,000 square feet for a multifamily hub. The Land Use Code may consider larger hubs to serve a larger area;		P07		To be considered 2007: Newport/Gilman Subarea Plan proposed to begin with focus on Pedestrian /Transit/ mixed uses	Planning

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3.5.3 Location within residentially zoned areas and within 1/4 mile of surrounding residential;		P07		To be considered 2007: Newport/Gilman Subarea Plan proposed to begin with focus on Pedestrian /Transit/ mixed uses	Planning
3.5.4 Site design limiting parking spaces and encouraging pedestrian/bike access;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
3.5.5 Limitation on hours of operation;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
3.5.6 Architectural design standards compatible in scale and character to the surrounding neighborhood; 3.5.7 Mixed use developments which provide residential with ground floor commercial uses as appropriate neighborhood hubs.		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
3.5.7 Mixed use developments which provide residential with ground floor commercial uses as appropriate neighborhood hubs.		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
Policy L-3.6 Neighborhoods and Principal Arterials. Principal arterials are necessities in neighborhood areas for providing traffic movements into, out of, and through the City; however, arterial design shall not take precedence over the preservation of the character of residential neighborhoods and open space. The following criteria shall be taken into consideration when making improvements to new and existing arterials.	O	O	O	Done through permit review.	
a) 3.6.1 Land Use Aspects: Land uses shall be maintained when designing arterials by adhering to the following criteria:	O	O	O	Done through permit review.	
3.6.1.1 Commercial/Retail/Office Uses: New principal arterials should be designed to move vehicles as efficiently as possible by limiting access to commercial/retail/office uses. If the arterial serves a new community or urban village, the site design for future commercial/retail/office uses should be placed “inward” to serve residents rather than fronting on the arterials.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning
3.6.1.2 Access: Limit access to arterials. Do not provide direct access from arterials to commercial/retail/office uses.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning
3.6.1.3 Adjacent Land Uses: Maintain the character of/ adjacent land uses . For example, principal arterials that are proposed near single family neighborhoods or open space areas should provide the highest degree of noise buffering and visual screening.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning
3.6.1.4 Rural Lands: Designate permanent open space, where possible, in order to preserve environmentally sensitive lands and existing wildlife corridors. Arterials and access to arterials should not increase the pressure for development or increased land use densities in adjacent sensitive areas or Rural/Residential and Parks/Wilderness Lands; instead, arterials should improve and create wildlife migration opportunities and safe trail connections.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning
3.6.1.5 Rural Character: Provide a parallel, non-motorized facility rather than adjacent curb, gutters and sidewalk improvements on arterials that are adjacent to rural lands to retain rural character.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning
3.6.1.6 Linkage of Land Uses: All arterial improvements should include motorized and trail linkages to the City’s trail system.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning

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3.6.1.7 Historic Properties: Designation and protection of historic sites shall be considered in project development and final environmental and design decisions.		C	O	2001: Section 18.20, Protection and Preservation of Landmarks, Landmark Sites and Districts added to the Land Use Code – Ord. 2319 Done through permit review.	Planning
3.6.1.8 Urban Growth Boundary: Discourage any changes to the Urban Growth Boundary and increased density of property outside the Urban Growth Boundary along arterials.	O	O	O	Done through regional and jurisdictional coordination	Planning
a) 3.6.2 Arterial Design. To create the most efficient and least intrusive traffic movements, arterials should be consistent with the following criteria:	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning / Public Works
3.6.2.1 Capacity: Develop roadway designs that provide adequate capacity to meet adopted City concurrency levels of service and are expandable to meet future needs for increased capacity.	O	O	O	Done through permit review. Addressed in the Land Use Code 1997: Concurrency Impact fees adopted – Ord. 2145 1998: Concurrency System adopted – Ord 2184 1998: Concurrency Exemptions adopted – Ord. 2193 2005: Concurrency amendments adopted – Ord 2439 2006: Concurrency impact fee update proposed	Planning / Public Work
3.6.2.2 Transit: Provide for efficient transit access and mobility. Consider alternate routes for school bus traffic.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning / Public Work
3.6.2.3 Air Quality/Noise Pollution: Improve traffic flow to achieve better air quality emission characteristics of the corridor. Designs should minimize air and noise pollution.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning / Public Work
3.6.2.4 Multi-modal Function: Arterial road designs should provide for efficient transit access and mobility and allow for safe trail connections to the City and regional trail systems.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning / Public Work
3.6.2.5 Park-n-Rides. Consider and allow for future park-n-ride facility locations. Ensure convenient access to and from these facilities to maintain the capacity for efficient movement of transit vehicles.	O	C05 I08	O	Done through permit review. Addressed in the Land Use Code 2002: City request to King County to design and plan a 1,000 space park and ride in Issaquah Highlands – Res. 2002-08 2005: Issaquah Highlands park and ride constructed 2006: Interlocal signed with Sound Transit to construct an 800 space Transit Center at SR900 and Newport Way. To be completed in 2008.	Planning / Public Work
3.6.2.6 Improvements. Emphasize operations, safety and maintenance such as improvements for pedestrians, bicycles, and left turn pockets, where appropriate.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning / Public Work
3.6.2.7 TIP and CIP. Review annually and remain consistent with the City’s six-year CIP and TIP.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning / Public Work
3.6.2.8 King County. Consider King County’s transportation Capital Improvement Program and King County Comprehensive Plan Policies in the City’s annual review.	O	O	O	Done through permit review. Addressed in the Land Use Code 1999: Reciprocal Transportation Impact Fees-Ord 2258	Planning / Public Work
3.6.3 Natural System Aspects of Arterials. Implementation of arterial design and land use decision processes shall also consider:					

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3.6.3.1 Screens and Buffers: Screen and buffer arterials along rural land uses to prevent degradation of adjacent natural resource lands and residential land uses.	O	O	O	Done through permit review. Addressed in the Land Use Code	Planning / Public Works
3.6.3.2 Flooding. Provide adequate flood conveyance for all structures.	O	O	O	Done through permit review. Addressed in the IMC 1995: Adopted Special Flood Hazard Regs – Ord. 2065	Planning / Public Works
3.6.3.3 Critical Areas: Minimize impacts to all environmental critical areas including, but not limited to, aquifer recharge areas, steep slopes, wetlands, and streams.	O	O	O	Done through permit review. Addressed in the Land Use Code 1995: Adopted Critical Areas Regulations – Ord. 2072	Planning
3.6.3.4 Water: Avoid harmful disruptions of flood plains, creeks and tributaries.	O	O	O	Done through permit review. Addressed in the Land Use Code 1995: Adopted Special Flood Hazard Regs – Ord. 2065	Planning / Public Works
3.6.3.5 Water Systems: Provide water and ground water systems equal to adopted standards.	O	O	O	Done through permit review. Addressed in the IMC, Water Comprehensive Plan	Public Works / Planning
3.6.3.6 Street Features: Provide street features that will functionally meet adopted city street standards.	O	O	O	Done through permit review. Addressed in the IMC, street standards	Public Works
3.6.3.7 Surface water and ground water. Provide for treatment and percolation into the ground water for the full length of the road, as arterials will collect surface water from several locations and convey that water to common points.	O	O	O	Done through permit review. Addressed in the IMC, stormwater plan	Public Works
OBJECTIVE L-4: Activity Areas: Encourage a mix of commercial, cultural, civic and residential uses that reinforce the community vitality of the commercial, office and service areas which make up the City's Activity Area.					
4.0.1 The City's Activity Area includes the following subareas: Gilman, Newport, and I-90.	O	O	O	The Comprehensive Plan identifies these areas as Activity Areas.	
4.0.2 The Land Use Designation Map {see Map Appendix, Figure 1 } and Land Use Code shall designate the boundaries, maximum densities and general land uses within the Activity Area;	O	P07	O	Zoning provisions, Land Use map, and subarea map designate this information 1995: Legislative Rezones for consistency with the Comprehensive Plan – Ord. 2071 2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.0.3 Activity Areas should receive frequent peak hour transit service;	O	O P07	O	The City’s Resource Conservation Office is currently working with RTA / Sound Transit, Metro, Issaquah Highlands to improve service 2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Public Works RCO / Planning
4.0.4 Activity Areas shall have minimum and maximum parking requirements that reduce the dependence on the SOV and shall encourage bicycle travel and pedestrian activity.		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning / Public Works.
Policy L-4.1 Cultural and Business District (CBD):					
4.1.1 The Land Use Code shall ensure that development in the CBD zoning district is compatible in scale and character while balancing the need for preservation, redevelopment and infill, and encouraging pedestrian orientation by:		C, O	O	Done through Permit Review 1995: Sign Code Updates – Ord. 2067, 2078, & 2079 1997: Downtown Sign Code adopted – Ord. 2152 1999: Olde Town Subarea Plan adopted – Ord. 2236 2001: Olde Town Design Standards – Ord. 2311	Planning

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	1995-2005	2006-2009	2010-2022		
4.1.1.1 Requiring commercial store fronts to face the street and sidewalks;		C, O	O	Done through Permit Review 2001: Olde Town Design Standards – Ord. 2311	Planning
4.1.1.2 Encouraging developments, where appropriate, to create new pedestrian oriented public areas such as parks, plazas, recreation areas, outdoor restaurants and cafes, and promenades, and maximize public access to these areas;		C, O	O	Done through Permit Review 2001: Olde Town Design Standards – Ord. 2311	Planning
4.1.1.3 Requiring that public facilities and buildings shall enhance the historic character through design guidelines, criteria and development regulations including height, setbacks, and design features;		C, O	O	Done through Permit Review 2001: Olde Town Design Standards – Ord. 2311	Planning
4.1.1.4 Permitting mixed use buildings and development projects which enhance the vitality of both the commercial and residential character of the CBD;	O	O	O	Done through permit review, zoning code 2001: Olde Town Design Standards – Ord. 2311	Planning
4.1.1.5 Permitting parking requirements to be met by the use of flexible and creative mechanisms such as allowing on-street parking to credit toward parking requirements, shared parking, and other methods;	O	O	O	Done through permit review. Shared parking, LID in downtown, etc 2001: Olde Town Design Standards – Ord. 2311	Planning
4.1.1.6 Provide for the connection of the CBD and the Olde Town Subarea with other Subareas with a pedestrian and bike corridor through mitigation, dedication and other methods.	O	O	O	Done efforts to improve connections through permit review 2001: Olde Town Design Standards – Ord. 2311	Planning
Policy L-4.2: Additional Subarea Plans: Prepare a Gilman, I-90 and Newport Subarea Plan in conjunction with subarea property owners and the public which encourages a variety of land uses including residential, commercial, office, retail and other appropriate services to meet the needs of the Issaquah community. Each subarea plan should address:					
4.2.1 Providing incentives to encourage and promote residential development in the form of cluster and mixed use development;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.2 Providing incentives to promote the clustering of commercial, office and residential uses to discourage strip development;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.3 Requiring that regional commercial uses and services be located with direct arterial access to I-90 to preserve the local transportation system with the exception of those regional uses and services located in the CBD and Olde Town Subarea;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4 Establishing design standards and regulations for commercial, office and residential uses which include the following:		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.1 Require pedestrian oriented internal site circulation;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.2 Require building orientation towards streets;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.3 Encourage on-site structured parking buffered from adjacent uses;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.4 Require site and building plans that fully integrate residential, commercial and office components of development;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning

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Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
4.2.4.5 Require landscaping and buffering of development integration;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.6 Require focal points such as public plazas, parks, recreation facilities, or other pedestrian oriented natural or architectural features, as appropriate, given the size and scale of individual projects;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.7 Require architectural design and development regulations that define the character and scale of the buildings;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.8 Minimize impervious surface coverage, and maintain and/or enhance natural features or functions such as streams, wetlands and aquifer recharge areas;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.9 Permit a variety of building heights limited to 5 stories (45 to 65 feet);		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.10 Permit residential densities based on a balanced project mix and mitigating environmental impacts;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.11 Permit hotels and/or convention centers or institutional uses, such as a hospital or higher education facility, as part of the allowed intensive commercial component of a development;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.12 Require a transit center or regional transit station within larger employment areas which is inter-connected to developments by a network of pedestrian walkways and bicycle paths. The transit center and/or development shall be required to provide bike parking/storage facilities.		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.13 Require that site and building designs be pedestrian oriented with provisions for transit and automobile access.		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.4.14 Encourage Bed and Breakfast Overlay zones. The B&Bs should be integrated with public developments including natural riparian environments, public gardens and parks, and pedestrian and bicycle trails to be located primarily in. Refer to the Economic Vitality Element for more details.		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.5 Permit parking requirements to be met by the use of flexible and creative mechanisms such as allowing on-street parking to credit toward parking requirements, shared parking, and other methods;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.6 Provide for the connection of the Olde Town Subarea with other Subareas with a pedestrian and bike corridor through mitigation, dedication and other methods;	C	P07		1999: Olde Town Subarea Plan adopted – Ord. 2236 2004: Urban Trails Plan updated and included in the Transportation Element as the nonmotorized component. 2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.7 Encourage and promote redevelopment, infill and retrofitting of non-constrained under-utilized parcels, parking lots, and buildings into mixed use through incentives. These incentives could include flexible methods to meet parking requirements, density bonus for the provision of public places and pedestrian orientation, structured parking, and off-site storm water detention management;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.8 Require new and redeveloping projects to place buildings and their entrances facing the street, with the parking area limited to the rear, the side or below grade. Where possible, pedestrian oriented frontage roads should be created along the front of existing strip commercial buildings;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning

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Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
4.2.9 Permit transit centers in all commercial, office and mixed use zones, and establish design and development criteria such as:		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.9.1 Require inter-connection with other transit centers within the City, neighborhood hubs, and residential areas, and require inter-connection to pedestrian/bike network. Bike parking/storage facilities shall be required;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.9.2 Encourage transit oriented development that encourages a mix of uses at transit centers, such as park-&-ride lots, small scale grocery, residential development, and day care;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.9.3 Require site and building design to provide automobile access while establishing pedestrian/bike orientation and circulation;		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.9.4 Permit small scale home occupations in residential areas in compliance with design and development regulations that preserve the character and scale of the neighborhood.		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
4.2.9.5 Encourage and support multi-modal forms of transportation linking subareas and providing alternatives to the single occupancy vehicle.		P07		2007: Proposed Gilman Subarea Plan proposed with focus on Pedestrian /Transit/ mixed uses	Planning
Policy L - 4.3 Transfer of Development Rights. The City of Issaquah shall consider the transfer of development rights (TDR) on a site-specific basis. The sending and the receiving sites shall follow the process of review as established in the Issaquah Municipal Code.		C		2005: TDR Program adopted – Ord. 2434 2005: Signed interlocal agreement with King County regarding TDR sites in the County	Planning
4.3.1 A TDR sending site shall be determined based on its’ potential for public benefit such as preservation of : <ul style="list-style-type: none">• open space• areas of historical and environmental significance• critical areas• shoreline areas• forested hillsides• wildlife habitat• creek side restoration sites• aquifer recharge areas					
4.3.2 A TDR receiving site shall be determined based on its’ potential to support the effects of increased density such as neighborhood and environmental impacts, critical area constraints, infrastructure and utility capacity and other related issues. The receiving sites should also have a potential economic benefit for the surrounding area.					
4.3.3 The sending and receiving sites from Potential Annexation Areas (PAAs) may be identified in their adopted sub-area plan.					
OBJECTIVE L-5: Regional Coordination and Annexation: Use the Countywide Planning Policies as a basis for regional coordination and land use decisions. Pursue the annexation of the City's Potential Annexation Areas to accommodate the City's projected growth, apply the City's development and environmental regulations, and provide efficient services to the Issaquah community.					
Policy L-5.1 Coordination:					
5.1.1 Adjacent Rural Areas: Work with King County, the City of Sammamish, and the State of Washington to ensure that the Black Nugget Road, Issaquah Highlands, and Tradition Plateau Hillside rural areas maintain their rural character in perpetuity.	O	O	O	Regional coordination with neighboring jurisdictions through regional meetings, interlocal agreements	Administration / Planning

Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
5.1.2 Regional Funding: Proactively coordinate with regional jurisdictions and agencies to ensure that regional funding priorities do not overlook the needs of Issaquah.	O	O	O	Regional coordination and participation in regional planning groups (e.g. PSRC, GMPC) 1999: Reciprocal Transportation Impact Fees-Ord 2258	Planning
Policy L-5.2 Potential Annexation Areas:					
5.2.1 Establishment of Potential Annexation Areas: The following areas are designated as the City's Potential Annexation Areas (see Figure 3):East Cougar Mountain, Issaquah 69, Klahanie and the King County Island.	C	O	O	Completed in the Comprehensive Plan, ongoing review of annexations	Planning
5.2.2 Interlocal Agreements for PAAs: Establish an interlocal agreement with King County regarding the development of land within the City's Potential Annexation Areas which defines the potential land use, zoning, growth phasing, urban services, design standards, impact mitigation requirements, and conformance with the Countywide Planning Policies. For those PAAs which are largely undeveloped, annexation to the City should be encouraged prior to development review and permitting within the County. However, if the development commences prior to annexation to the City, the interlocal shall require that the development review and permit approval for subsequent projects within these undeveloped areas be done by the City.	O	O	O		Planning
5.2.3 Establishment of Potential Impact Areas: The following areas are designated as within the City’s Potential Impact Areas, Issaquah Creek Basin (south of I-90), Issaquah School District, the area of the East Sammamish Plateau which is bordered by Inglewood Hill road to the north, the UGA to the east and is adjacent to the Issaquah School District’s northern boundary. These areas affect the City, and as such, the City shall establish review criteria for the review of development proposals under consideration. A PIA/PAA development review process has been established in the City/County Memorandum of Understanding.	O	O	O	Done through review of projects occurring within these areas – neighboring jurisdictions notify the City of projects as they receive applications. 2005: Signed interlocal agreement with King County regarding TDR sites in the County	Planning
Policy L-5.3 Annexation, Concurrency and Consistency:					
5.3.1 Primarily Undeveloped Land: Primarily undeveloped land in the City's PAA should be annexed prior to or concurrently with development review and permitting in order to receive the full range of City services and ensure compatibility with City standards and development regulations. The timing of annexation should be determined by the criteria in Policy 5.4. The timing of development shall be determined by existing City policies including Level of Service and development standards.	C	O	O	1996: Grand Ridge 2-Party Agreement – Ord. 2104 1996: Annexed Grand Ridge, Park Pointe, Bergsma, East Village – Ord. 2112, 2113, 2118, 2119 1999: East Village 2 Party Agreement – Ord. 2254 2001: Glacier Ridge Annexation (former DNR) Ord 2309	Planning
5.3.2 Primarily developed Land: Primarily developed land in the City's PAA shall be annexed according to the criteria in Policy L-5.4. Annexation should include a schedule for providing urban services and facilities within an established time frame, as determined by the City through the annexation process. A plan for implementing City standards and development regulations shall also be established through the annexation process.	O	O	O	2000: North Issaquah Annexed – Ord 2255 2003: Providence Point/Hans Jensen Annexed – Ord 2344 2006: Greenwood Point/South Cove Annexed – Ord. 2442	Planning

Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
5.3.3 All PAAs: When the annexation process and development review process are occurring concurrently, urban services should be provided prior to occupancy of new development at the City's level of service (LOS). In addition, a schedule and financing plan to correct existing service deficiencies should be defined through the annexation process. Transportation deficiencies should be addressed within six years from the time of annexation.		O	O	Done through permit review 1996: Grand Ridge 2-Party Agreement – Ord. 2104 1996: Annexed Grand Ridge, Park Pointe, Bergsma, East Village – Ord. 2112, 2113, 2118, 2119 1999: East Village 2 Party Agreement – Ord. 2254 2000: North Issaquah Annexed – Ord 2255	Planning
5.3.4 Urban Growth Areas: Annexation should be required before extending City utilities, except extensions outside the City may be made in response to a health emergency or threat to the City aquifer. The timing of annexation should be determined by the criteria in Policy L-5.4.		O	O	Complete	Public Works / Planning
Policy L-5.4 Annexation Phasing Criteria					
5.4.1 Service Provision - Boundaries:					
5.4.1.1 Annexation boundaries should be drawn according to the geographic and fiscal ability of the City to provide services.	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.1.2 The annexation area should be adjacent to the City and provide a logical City boundary.	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.2 Service Provision - Fair Share: The annexation area should be able to pay its determined fair share of required services and should not have a negative financial impact on the City.	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.3 Provide Community Solutions: The annexation area should help meet necessary residential or commercial/industrial expansion needs of the City and, in some cases, provide solutions to other community concerns such as aquifer protection or the efficient provision of public services. Annexation can also provide for parks and other community amenities and allow for a variety of housing to meet the community's needs.	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4 Control Development Impacts to Community: The annexation should allow the City to control impacts of development on:	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.1 land use, including density, design, signage, landscaping and open space provisions;	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.2 surface and groundwater (wellhead protection and aquifer recharge area and flooding);	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.3 critical areas and natural resources;	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.4 parks and recreation;	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.5 utilities;	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.6 transportation;	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.7 housing;	O	O	O	Done through annexation review by the BRB and City Council	Planning

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Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
5.4.4.8 schools;	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.9 economic vitality; and	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.4.10 Issaquah’s Treasures.	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.5 Mutual Benefit for City and Annexation Residents: The annexation should provide mutual benefit to City residents and the annexation area to: enhance the provision of the items listed in the above criteria; to lessen impacts to all of the items listed in above criteria {5.4.4}; manage impacts; and provide local representation.	O	O	O	Done through annexation review by the BRB and City Council	Planning
5.4.6 Maintain Existing LOS: The City should be able to extend urban services to the annexation area while maintaining the existing LOS for city residents.	O	O	O	Done through annexation review by the BRB and City Council	Planning
Policy L-5.5 Land Use Code: The Land Use Code should:					
5.5.1 Continue to permit quarry and mining operations in the Industrial Zoning District of the City, ensure that other existing quarry and mining operations and natural resource industries are permitted through annexation to the City, ensure that the mineral resource potential of property within the Intensive Commercial District may be realized through pre-development activities (for example, clearing, grading and site preparation), and ensure adequate reclamation and enhancement of the site once such activities cease;	O	O	O	Complete. Addressed in the IMC	Planning
5.5.2 Establish minimum and maximum densities or comparable zoning for designated urban lands in the City's PAAs. Attainment of densities may be limited by environment or physical constraints;	O	O	O	Complete. Addressed in the IMC	Planning
5.5.3 Discourage the provision of interim infrastructure or services in designated urban areas in the City's PAAs such as community drain fields and water systems or individual wells and septic systems;	O	O	O	Complete. Addressed in the IMC	Planning
5.5.4 Consider phasing mechanisms and/or incentives to promote the timely and logical progression of development in the City's PAAs to ensure service provision according to the City's level of service. Priority should be given to the development of vacant land and the infill and redevelopment of land located in or adjacent to areas with available infrastructure capacity or services.	O	O	O	Complete. Addressed in the IMC and done through annexation studies.	Planning
Policy L-5.6 Cooperation: Foster cooperation with all affected parties during the annexation process by:					
5.6.1 Responding to community initiatives for annexation;	O	O	O	Process in place for community initiated annexations	Planning
5.6.2 Informing property owners in annexation areas and City residents of the potential benefits, obligations and requirements which may be imposed prior to and as a result of annexation;	O	O	O	Required as part of the annexation process	Planning
5.6.3 Working with annexation proponents to develop annexation boundaries which follow logical community and geographic boundaries;	O	O	O	Required as part of the annexation process	Planning
5.6.4 Coordinating with adjacent jurisdictions, property owners within an annexation area and special purpose districts to ensure the efficient provision of urban services during the annexation transition period.	O	O	O	Required as part of the annexation process	Planning
OBJECTIVE L-6: Adoption and Amendments of Land Use Designation Map and Comprehensive Plan: The City shall identify a variety of land uses and zoning districts which provide a balanced community in which to live, work, shop and recreate.					

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Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
Policy L-6.1 Establishment of Land Use Designations: Adopt the Land Use Designation Map {see Map Appendix, Figure 1} which identifies general land uses, boundaries of these land uses, and maximum densities which will be used to guide future development.	C			Completed with adoption of Comp Plan, ongoing review of the Land Use Map	Planning
Policy L-6.2 Amendments: Amendments to the Land Use Designation Map or the Comprehensive Plan shall be considered by the City Council once a year. All amendment proposals shall be considered by the Council so the cumulative effect of the various amendment proposals can be considered {RCW 36.70A.130(2)}. The annual update to the Capital Facilities Element's capital facilities/funding listing shall be implemented within the City's annual budget adoption process. The annual Amendment shall also include the update of the Land Use Designation Map and related information for any annexations which have occurred the previous year. Upon annexation, development review and approval for parcels within those annexation areas may occur without waiting for the Comprehensive Plan Amendment.	C	O P06	O	Completed for previous Comp Plan amendments. Required by the IMC and GMA. Annual public process 2006: Amendments proposed to the Comprehensive Plan amendment process.	Planning
6.2.1 Amendments to Comprehensive Plan Text and/or Policy: Those amendments to the Comprehensive Plan text and/or policies shall be implemented through the appropriate amendment process of the specific development regulation or ordinance which addresses said amendment. For example, amendments to the Capital Facilities Element's capital facilities/funding listing shall be implemented within the City's annual budget adoption process, and amendments to the School District capital facilities plan related to the collection of impact fees shall occur during the City's review process.	O	O	O	Planning has a Docket (amendment list) of development regulation amendments necessary to improve and update the IMC	Planning

Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
<p>6.2.2 Amendments to the Land Use Designation Map:</p> <p>6.2.2.1 Processing Fee: Amendments to the Land Use Designation Map shall include the same processing fee as required by a reclassification/rezone application to cover the cost of adjacent property owner notification, public notification in a local newspaper, and staff time to prepare the amendment rationale. Such amendments initiated by the City shall not include this processing fee.</p> <p>6.2.2.2 Reconsideration: After the application deadline for amendments, the Planning Policy Commission (PPC) shall review all amendment proposals. Amendments that have been considered in the previous five years may be deemed by PPC to warrant no further consideration due to no changed circumstances. When PPC forwards recommendations for proposed amendments to City Council, those amendments not considered by PPC shall be noted. Council may remand any amendment proposal to PPC for reconsideration.</p> <p>6.2.2.3 Legislative Remapping: Amendments to the Land Use Designation Map shall be implemented through a subsequent process titled "Legislative Remapping." The process for legislative remapping is within the Land Use Code. The process shall include notification of the adjacent property owners from said area of legislative remapping, a public hearing before the final decision is made, and a change to the official City Zoning Map as necessary.</p> <p>6.2.2.4 Urban Village: At such time as an Urban Village Development Agreement is approved by City Council, the Comprehensive Plan's Land Use Designation for the area covered by the Agreement shall be considered to be Urban Village consistent with the provisions of the Agreement. The Land Use Code's Zoning Map would reflect the Urban Village zone upon the effective date of the Development Agreement.</p>	O	O	O	<p>Annual review and public process as part of the Comprehensive Plan amendments.</p> <p>1995: Legislative Rezones for consistency with the Comprehensive Plan – Ord. 2071 1996: Legislative rezones to create MUR zoning – Ord. 2111</p>	Planning
<p>Policy L-6.3 Establishment of Zoning Districts: The Land Use Code shall establish the zoning districts and the related development and design standards.</p>	C			<p>Complete. Adopted in the Title 18 of the IMC</p> <p>1995: Legislative Rezones for consistency with the Comprehensive Plan – Ord. 2071 1996: Legislative rezones to create MUR zoning – Ord. 2111 2001: Olde Town Design Standards – Ord. 2311</p>	Planning
<p>Objective L-7: Implementation: Adopt a multi-year Strategic Work Program to implement Sustainable Community Development Principles related to land use, urban design, energy, transportation, resource conservation, air quality, stormwater management, critical area protection and other relevant fields. Consider methods to implement relevant non-City programs that contribute to sustainable development.</p>					
<p>Policy L-7.1 Strategic Work Program: Adopt a Strategic Work Program that identifies actions to achieve sustainable development and implement these actions through ordinances and other appropriate methods. The Work Program shall be evaluated on an annual basis.</p>	PC05			<p>Issaquah Strategic Action Plan for a Sustainable Community included in Volume 2. Phase II includes establishing a sample of local and regional indicators to be used to measure progress in improved sustainability. (Volume 2).</p>	

Policies		Timing			Implementation Actions	Lead Agency
		1995-2005	2006-2009	2010-2022		
7.1.1	Inventory existing City programs and resources that indicate sustainable development progress. Re-evaluate and update the inventory every three years or less.					
7.1.2	Identify and address deficiencies in the City’s existing sustainable development programs and policies.					
7.1.3	Identify and address deficiencies of Sustainable Policies in each Comprehensive Plan Element.					
7.1.4	Develop programs that promote elements of sustainability:					
	7.1.4.1 Promote elements of sustainability in the natural environment such as expanding non-motorized and alternative transportation modes, sustainable building programs similar to Built Green, LEED™ Certification (Leadership in Energy and Environmental Design), energy and other codes and incentives, recycling, integrated pest management, low impact stormwater measures, aquifer recharge, water conservation, habitat restoration, open space acquisition and other programs.					
	7.1.4.2 Promote elements of sustainability in the economic environment such as supporting principles of Smart Growth™, providing assistance to the business community and training for the local workforce in ecosystem friendly practices and other programs.					
	7.1.4.3 Promote elements of sustainability in the social environment such as encouraging affordable housing, promoting community participation in the implementation of the Strategic Work Program and other programs.					
7.1.5	Monitor the performance of the sustainability indicators to show progress towards meeting their stated goals.					
7.1.6	Benchmark/Indicators. Evaluate the progress of the Work Program annually and present the findings to the City Council. Update the Strategic Work Program at least every five years.					
Policy L-7.2 Development Review: Integrate Sustainable Development criteria, requirements and development standards into the Issaquah Municipal Code to ensure that all projects in the City are required to achieve a minimum level of sustainability.					Phase III includes the development of a framework of projects, tasks and programs to be included in Issaquah’s Sustainability Action Plan to guide implementation covering all aspects of sustainable development. (Volume 2)	
Policy L-7.3 City Owned Land: Manage City owned land in a sustainable manner including:						
7.3.1	Integrated Pest Management practices on public lands and rights-of-way; to reduce reliance on chemical pesticides, protect endangered species and public health, while also considering public safety, economic, legal and/or aesthetic requirements				Phase III includes the development of a framework of projects, tasks and programs to be included in Issaquah’s Sustainability Action Plan to guide implementation covering all aspects of sustainable development. (Volume 2)	
7.3.2	A plant health care approach to designing, managing and maintaining landscapes. This approach matches appropriate plants to their respective sites, emphasizes proper site preparation to ensure plant establishment, and promotes long term success with a minimum of artificial inputs.					
7.3.3	Creekside and wetland restoration programs that improve habitat and decrease flooding potential.					

Policies	Timing			Implementation Actions	Lead Agency
	1995-2005	2006-2009	2010-2022		
7.3.4 Public Education programs that provide an easily accessible source of information regarding the public stewardship role in a sustainable community.					